



Department of Public Works | 860.584.6125

**MEMORANDUM**

DATE: April 9, 2020

TO: City Council - Building Committee

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: City Hall – Renovation Project Update

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The architectural and cost estimate study associated with the proposed renovation and addition of City Hall is complete by Studio Q Architecture and Gilbane Construction. The project has been approved by the City's Capital Improvement Committee and was presented to the Board of Finance as part of March 24, 2020 budget hearing. BOF did ask questions regarding the project, however there appeared to be support.

The request for funding detailed in the attached CIP request is currently part of the City budget pending BOF action on April 28, 2020.

Please feel free to contact me with any questions at 860-584-6113.



## City of Bristol Capital Improvement Project Request Form

Department A1 Public Works - Building Facilities

Date: 1/24/2020 rev 2/13/20  
rev 3/9/20

### I. PROJECT DESCRIPTION

A. Project Name: City Hall Building Renovation, Addition & Site Improvements  
 B. Overall goal of this project Renovate "as new" City Hall with addition & site improvements

### II. DETAILED PROJECT COSTS

A. Total Project Cost: \$ 32,750,000

#### ESTIMATED EXPENDITURES BY FISCAL YEARS

	PREVIOUS COSTS	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
<b>1. Planning</b>							
a. Engineering							
b. Architectural	\$ 350,000	\$ 1,300,000					
<b>2. Land</b>							
a. Estimated Cost							
<b>3. Construction</b>							
a. Estimated Cost			\$ 31,100,000				
Note 1: Construction cost estimate performed by Gilbane Inc.							
<b>4. Equipment</b>							
a. Equipment							
b. Furnishings							
c. Other							
<b>5. Salaries</b>							
a. Overtime							
b. Fringe Benefits							
	FY 26/27	FY 27/28	FY 28/29	FY 29/30	TOTAL	FUTURE YEARS	
<b>1. Planning</b>							
a. Engineering							
b. Architectural							
<b>2. Land</b>							
a. Estimated Cost							
<b>3. Construction</b>							
a. Estimated Cost							
<b>4. Equipment</b>							
a. Equipment							
b. Furnishings							
c. Other							
<b>5. Salaries</b>							
a. Overtime							
b. Fringe Benefits							

**CAPITAL IMPROVEMENT PROJECT REQUEST FORM - PAGE 2**

**III. Narrative**

*Please be as descriptive as possible, attach any cost estimates, quotes and/or any feasibility studies, received to date to help prepare this submission. This narrative will be sent to Bond Counsel.*

Renovate City Hall "as new" existing building with addition on the east (front) of building to provide ADA at grade access, handicap parking along front of building, and new façade (front/ east face of building). Renovations include complete replacement of building mechanicals and HVAC equipment along with "as new" renovation (57,000 SF) & 7,000 SF addition.

Project also include upgrades to PD Coomplex (former court area). Referenced space will serve as temporay / swing space for City Hall employees during phased renovations.

E. Was a request submitted regarding this project in the past? \_\_\_\_\_ If yes, when? \_\_\_\_\_

**IV. REASON FOR PROJECT/BENEFITS OF PROJECT**

A. Identify the benefit the greatest from this project? Residents/ users of building & employee/occupants

B. What will be the scope of services provided by this project? Rehabilitation of City Hall

C. Identify any benefits/risks of not doing the project, if applicable Rehabilitate "as new" City Hall to meet current bldg./fire code, reduce maintenance, improve efficiency, increase aesthetics & comply with ADA requirements.

**V. ESTIMATED PROJECT TIMELINE**

	Estimated Dates	Notes:
Eng./Design Phase	2020-21	\$ 1,300,000
RFP/Bid Phase	_____	_____
Contract Awarding	_____	_____
Construction Start Date	2021-22	\$31,100,000
Estimated Completion Date:	_____	_____

**VI. ESTIMATED EFFECT OF COMPLETE PROJECT ON OPERATING BUDGET OF THIS DEPARTMENT**

A. Increased revenue	_____	D. Additional salary costs	_____
B. Decreased operating expenses	_____	E. Additional other costs	_____
C. Number of new positions	_____	F. Net effect on operating budget	_____

**VII. ESTIMATED EFFECT OF THIS PROJECT ON OTHER DEPARTMENTS**

Department	Effect
_____	_____

**VIII. RELATION TO OTHER PROJECTS**

Department	Name of Project	How Related
_____	_____	_____

**IX. REQUESTED METHOD OF FUNDING**

	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FUTURE YEARS
<b>Bonding</b>	\$1,300,000	31,100,000				
<b>General Fund Cash</b>						
<b>General Fund Reserve</b>						
<b>LOCIP</b>						
<b>WPC Capital</b>						
<b>State Grants</b>						

# BRISTOL CITY HALL

Development of Concept Sketches  
Relative to Improvements at Bristol City Hall B20-016

FEBRUARY 28th, 2020

111 North Main Street  
Bristol, CT

# OUR STUDY PROCESS

## PROJECT UNDERSTANDING

- Building Survey
- Site Elevation Survey
- Department Analysis
- Space Programming

## PROJECT SCOPING

- Mechanical Scope Planning
- Adjacency Diagramming
- Building Code Analysis

## PLANNING

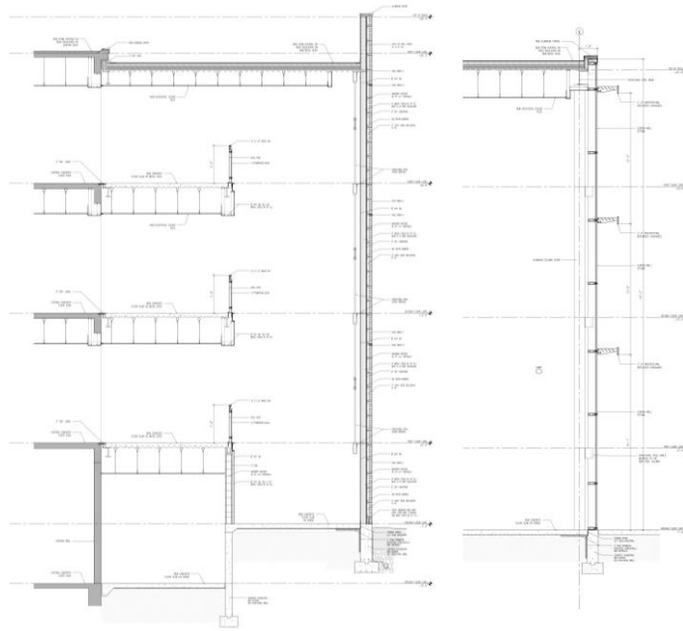
- Floor Plan Development
- Final Floor Plans
- Addition Concept Analysis
- Addition Development

## CONSTRUCTION METHODOLOGY STUDY

- Building Construction
- Material Selection
- Construction Methodology

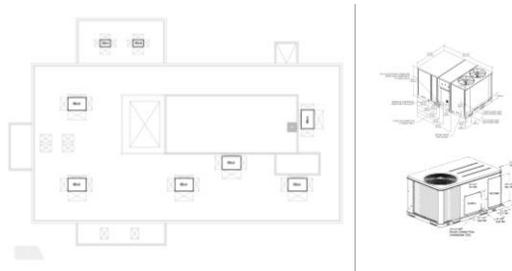
## DESIGN STUDY

- Exterior Design
- Interior
- 3D Study
- 3D Views
- Photo Realistic Rendering



WALL SECTION THROUGH ATRIUM

SECTION THROUGH CURTAIN WALL



○ MEP/FP Analysis Diagrams

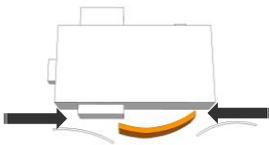




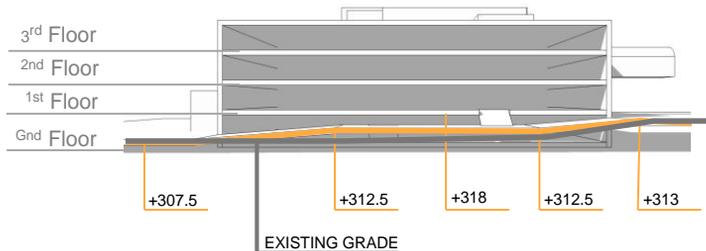
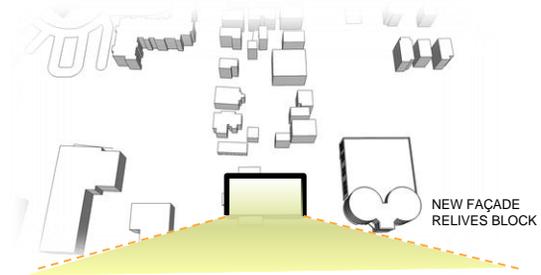
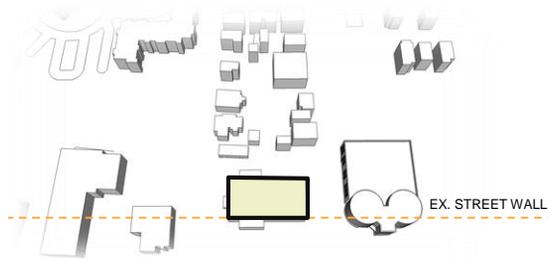
COMPLIMENTARY FORMS

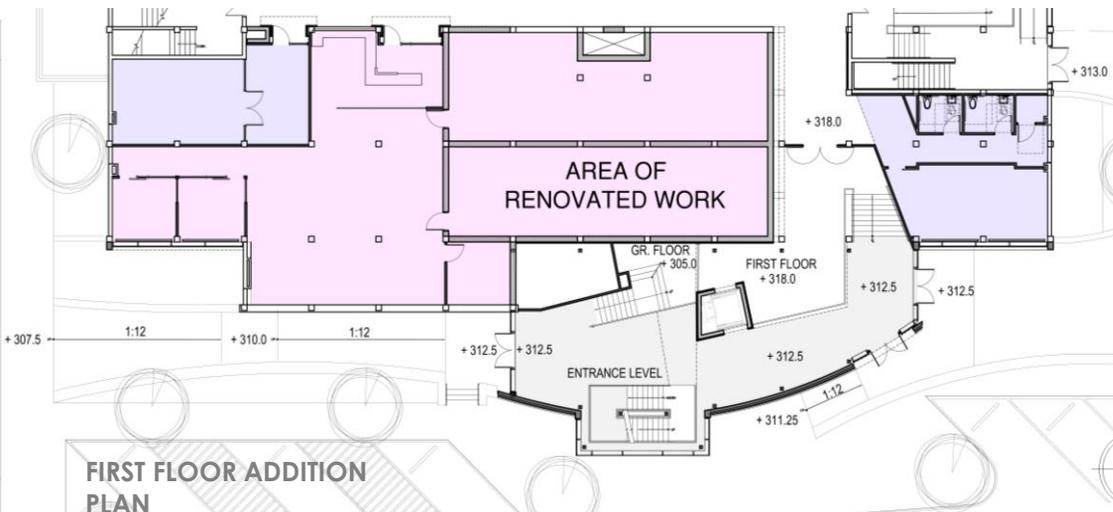
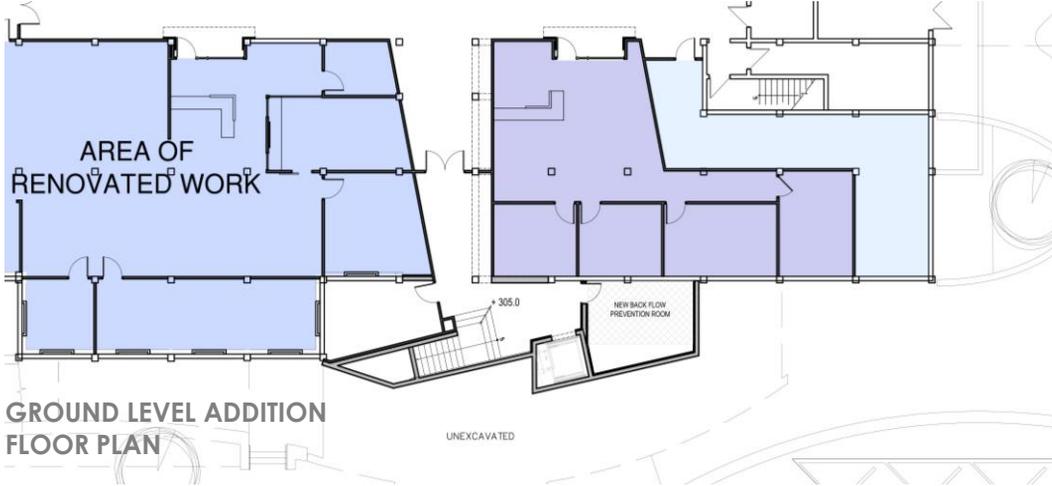


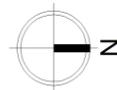
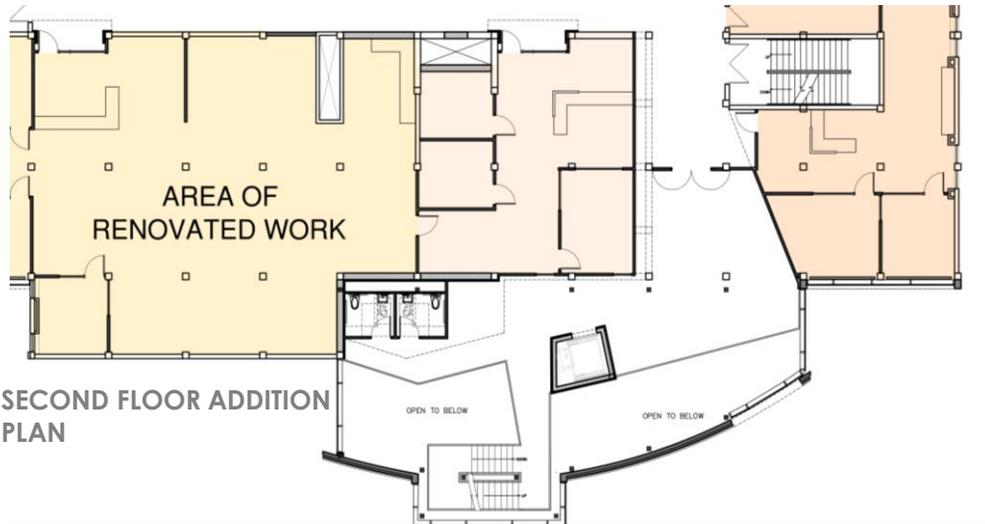
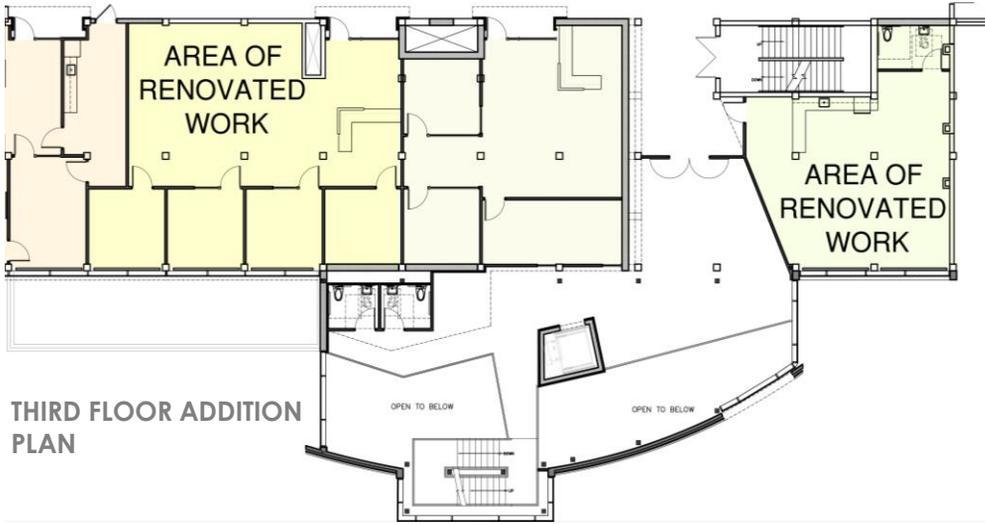
TRANSPARENCY + SITE LINES



ENTRANCE SEQUENCE EXPERIENCE

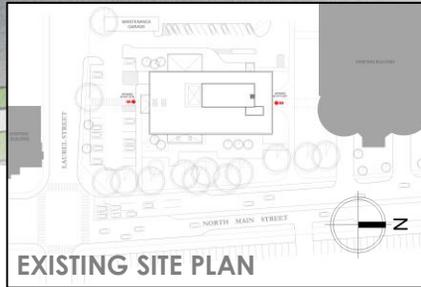








SITE PLAN



EXISTING SITE PLAN

SITE PLAN



ARIAL PERSPECTIVE FROM NORTH MAIN STREET



EXISTING

EXTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVES



EXISTING VIEW





EXISTING



# EXTERIOR PERSPECTIVES



EXISTING



EXTERIOR PERSPECTIVES



EXISTING



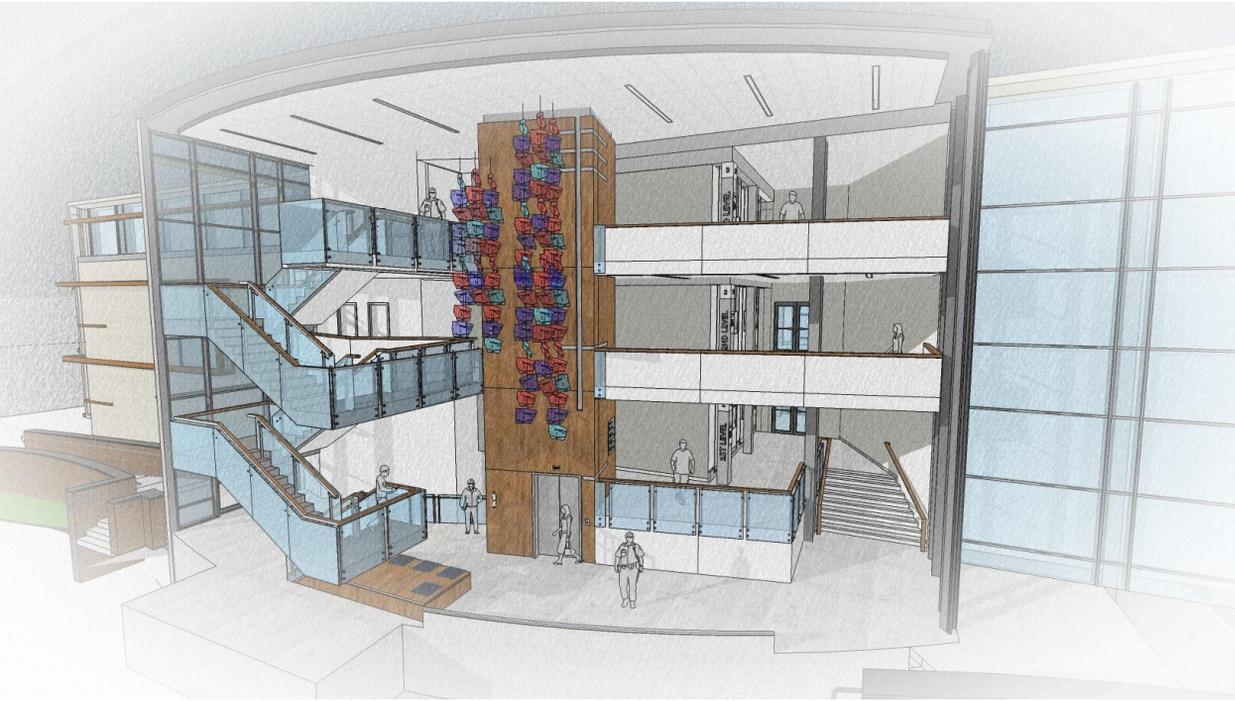
# EXTERIOR PERSPECTIVES

EXTERIOR PERSPECTIVES



EXISTING VIEW





SECTION PERSPECTIVE





INTERIOR PERSPECTIVE

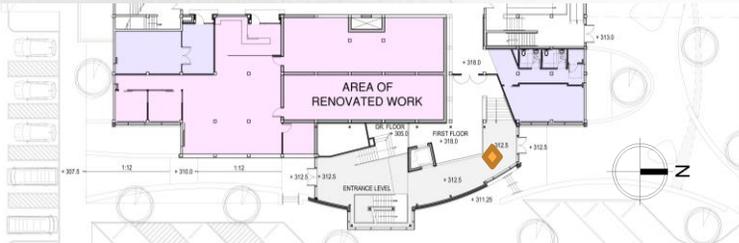
ENTRANCE LEVEL LOOKING IN FROM SOUTH ENTRANCE  
YOU ARE HERE

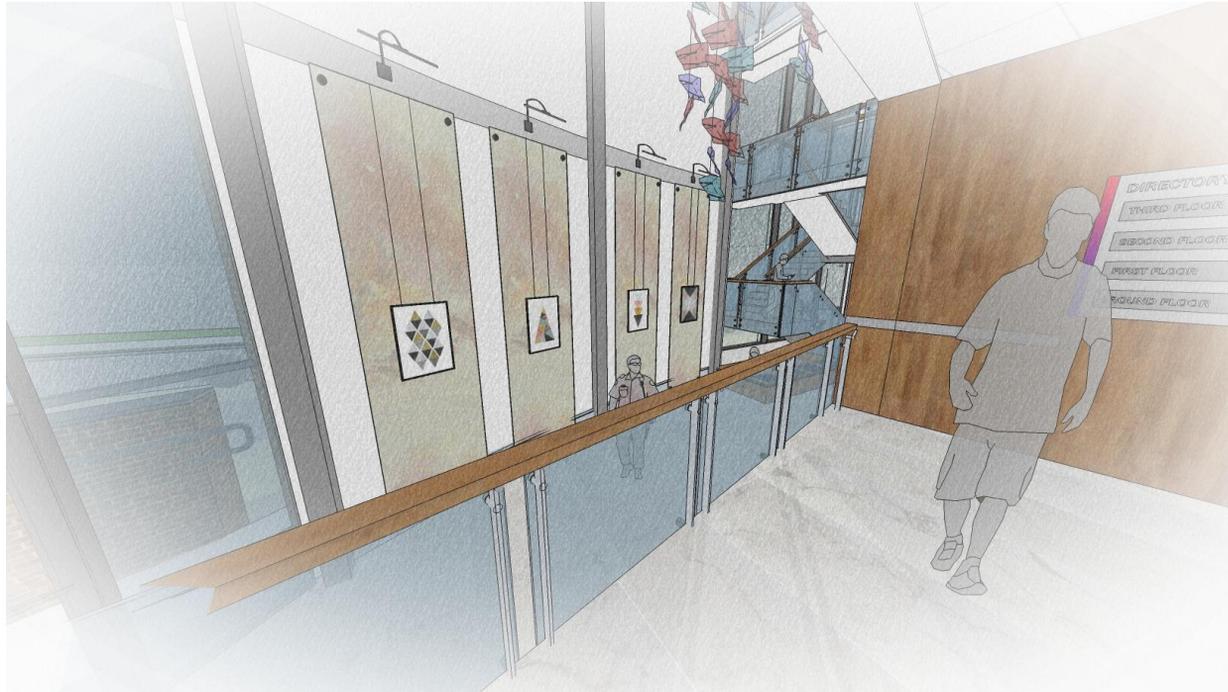




INTERIOR PERSPECTIVE

ENTRANCE LEVEL LOOKING SOUTH  
YOU ARE HERE





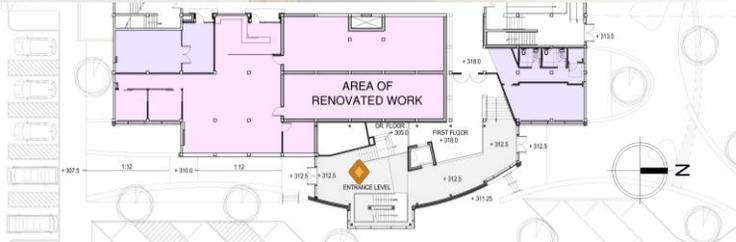
INTERIOR PERSPECTIVE

FIRST FLOOR LOOKING OVER ENTRANCE LEVEL  
YOU ARE HERE





ENTRANCE LEVEL LOOKING NORTH  
YOU ARE HERE

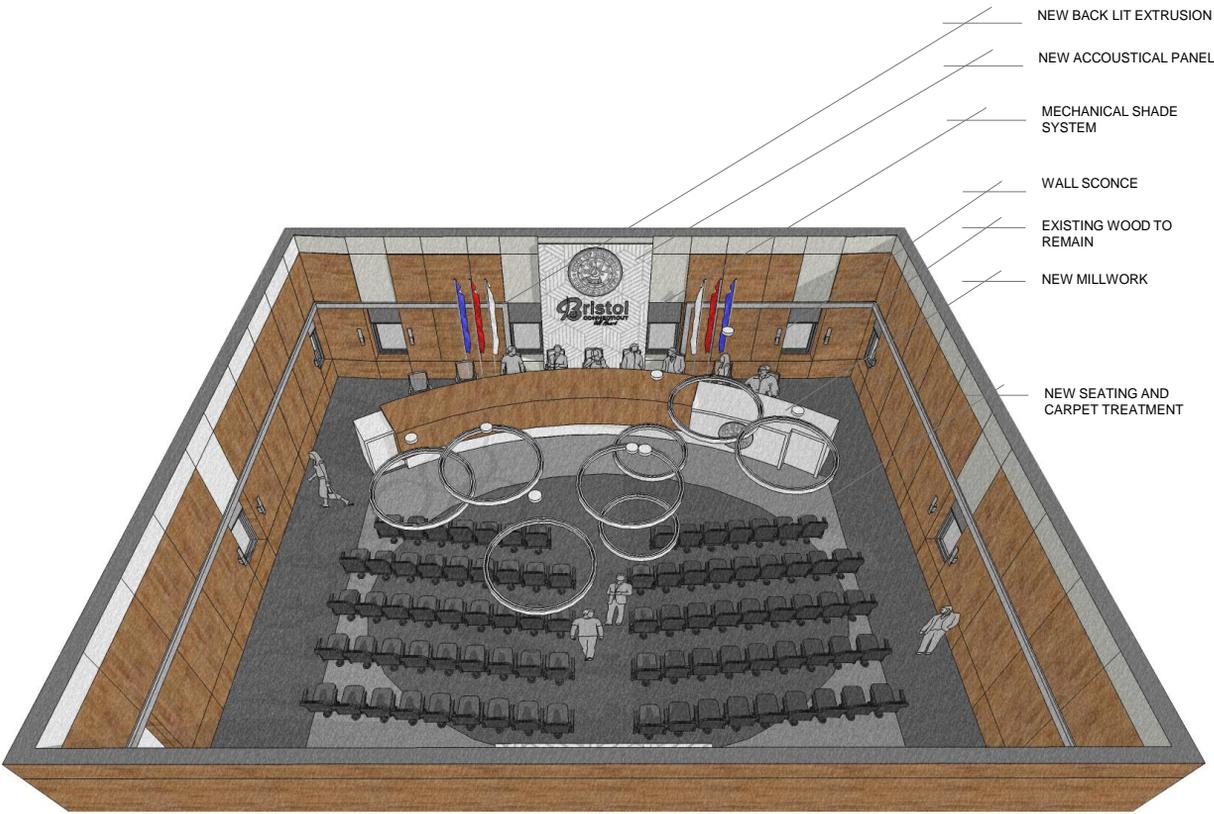




THIRD FLOOR LOOKING DOWN  
YOU ARE HERE ◆



# INTERIOR PERSPECTIVE



NEW BACK LIT EXTRUSION

NEW ACCOUSTICAL PANEL

MECHANICAL SHADE SYSTEM

WALL SCONCE

EXISTING WOOD TO REMAIN

NEW MILLWORK

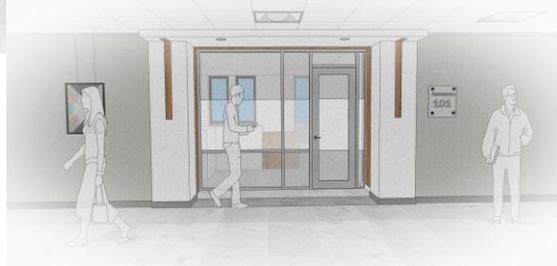
NEW SEATING AND CARPET TREATMENT

# COUNCIL CHAMBERS

# COUNCIL CHAMBERS



EXISTING



HALLWAY PERSPECTIVE

Thank You

DISCUSSION